

Tijuana River Valley Regional Park

Public Use and Economic Feasibility Study

Jennifer Price, County of San Diego
Department of Parks and Recreation





Public Use and Economic Feasibility Study

Purpose of the study is to assess the feasibility of:

- additional recreational opportunities within the Park
- camping locations throughout the Valley
- regional trail connections

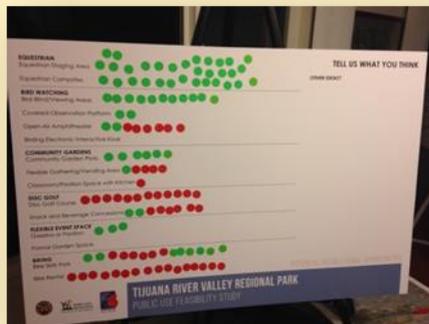
Study will:

- consider existing planning documents
- identify recreational gaps
- consider public input
- consider economic feasibility



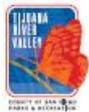
Public Workshop

- Held on October 5, 2015
- Solicit feedback regarding existing and proposed regional trail connections, campground locations within the Valley, and recreational amenities





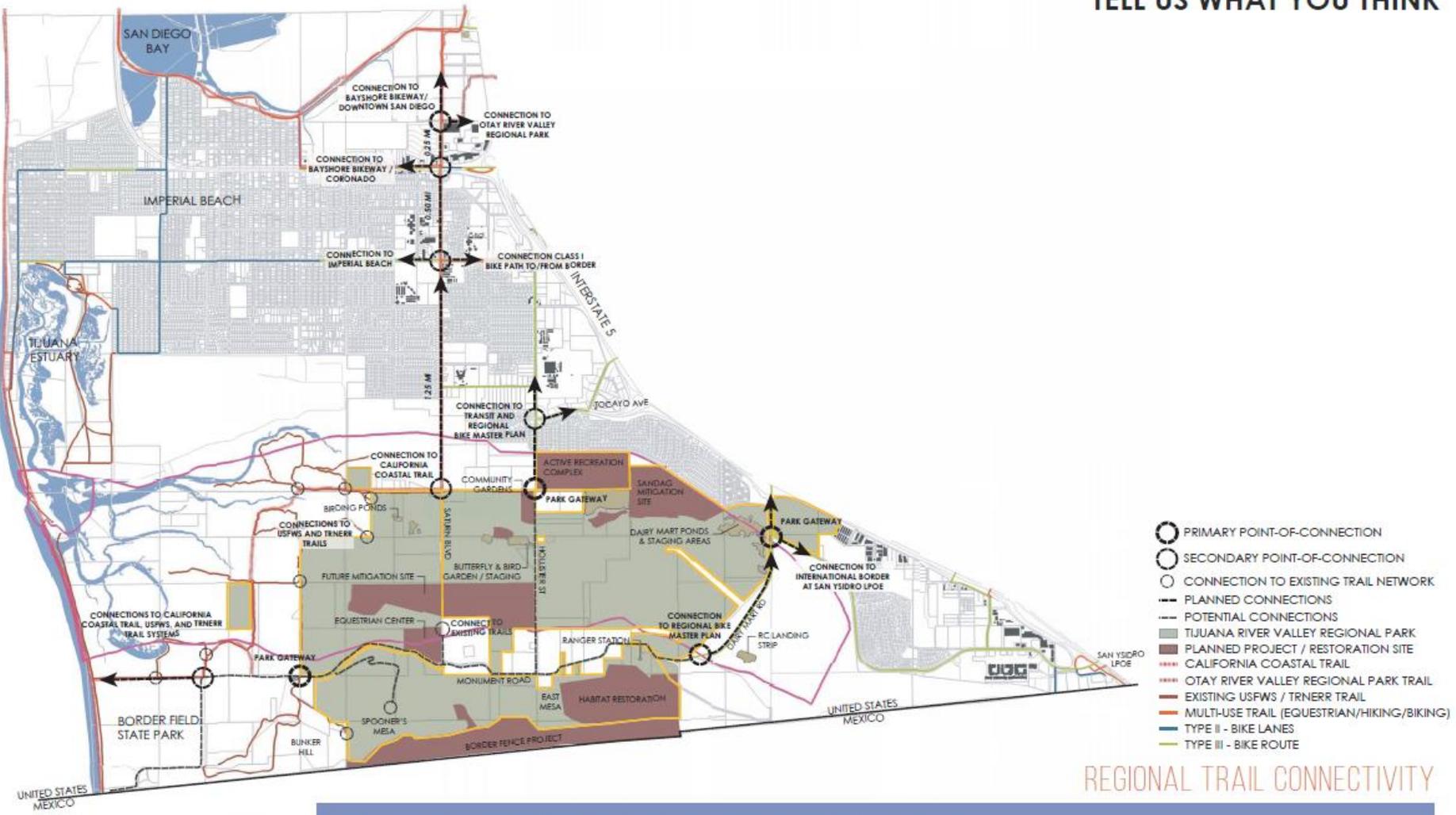
EXISTING CONDITIONS



TIJUANA RIVER VALLEY REGIONAL PARK

PUBLIC USE FEASIBILITY STUDY

TELL US WHAT YOU THINK



REGIONAL TRAIL CONNECTIVITY



TIJUANA RIVER VALLEY REGIONAL PARK
PUBLIC USE FEASIBILITY STUDY

TELL US WHAT YOU THINK

POTENTIAL CAMPGROUND SITES

- C1** 8.25 acres; located 0.95 mi from connection to Bike Master Plan and Transit along existing multi-use trail system.

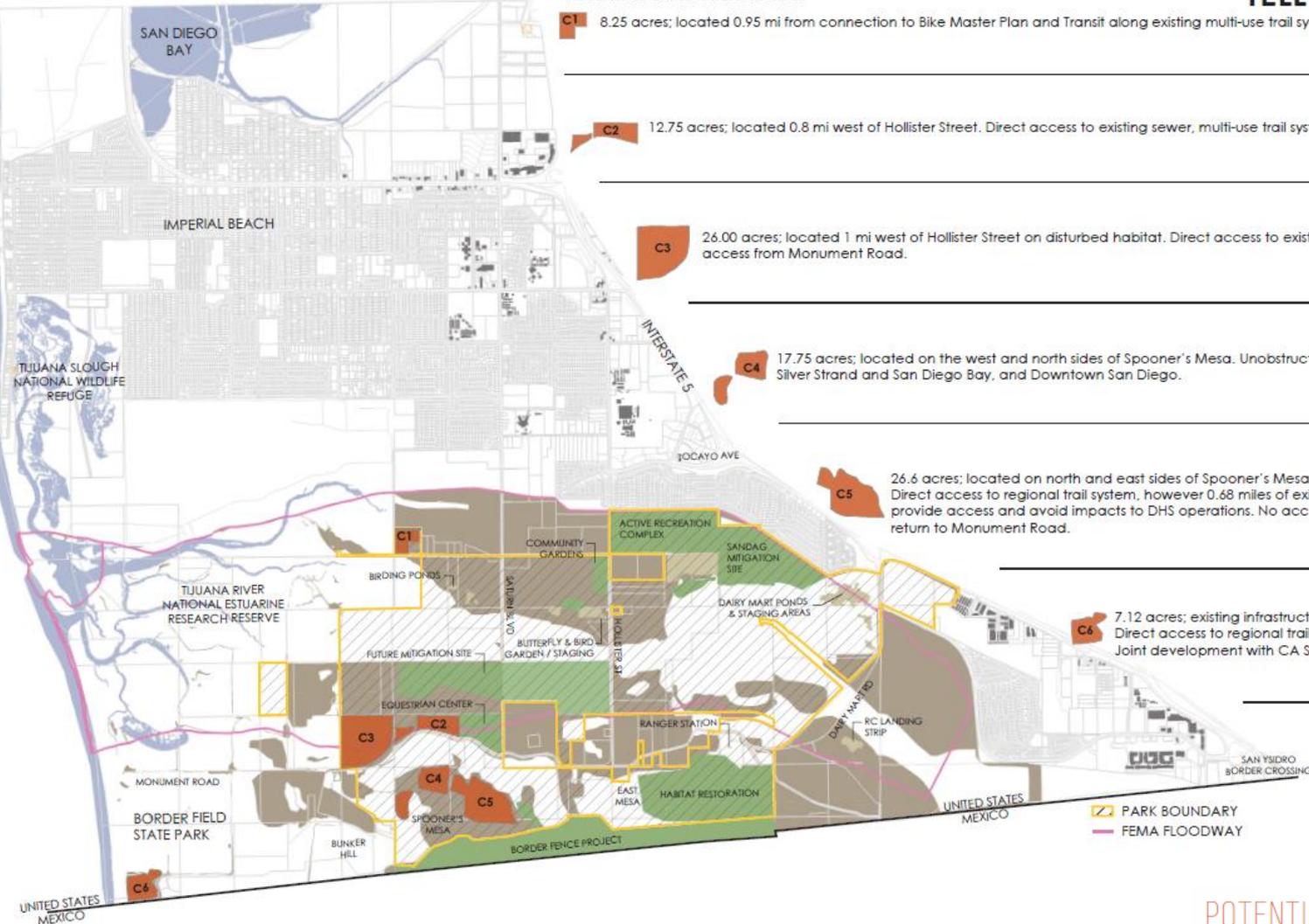
- C2** 12.75 acres; located 0.8 mi west of Hollister Street. Direct access to existing sewer, multi-use trail system, and vehicular access from Monument Road.

- C3** 26.00 acres; located 1 mi west of Hollister Street on disturbed habitat. Direct access to existing sewer, multi-use trail system, and vehicular access from Monument Road.

- C4** 17.75 acres; located on the west and north sides of Spooner's Mesa. Unobstructed views of Coronado Islands, Tijuana Slough, Silver Strand and San Diego Bay, and Downtown San Diego.

- C5** 26.6 acres; located on north and east sides of Spooner's Mesa with direct views of Downtown east across Otay. Direct access to regional trail system, however 0.68 miles of existing roadway would need to be improved to provide access and avoid impacts to DHS operations. No access from east or connection to East Mesa without return to Monument Road.

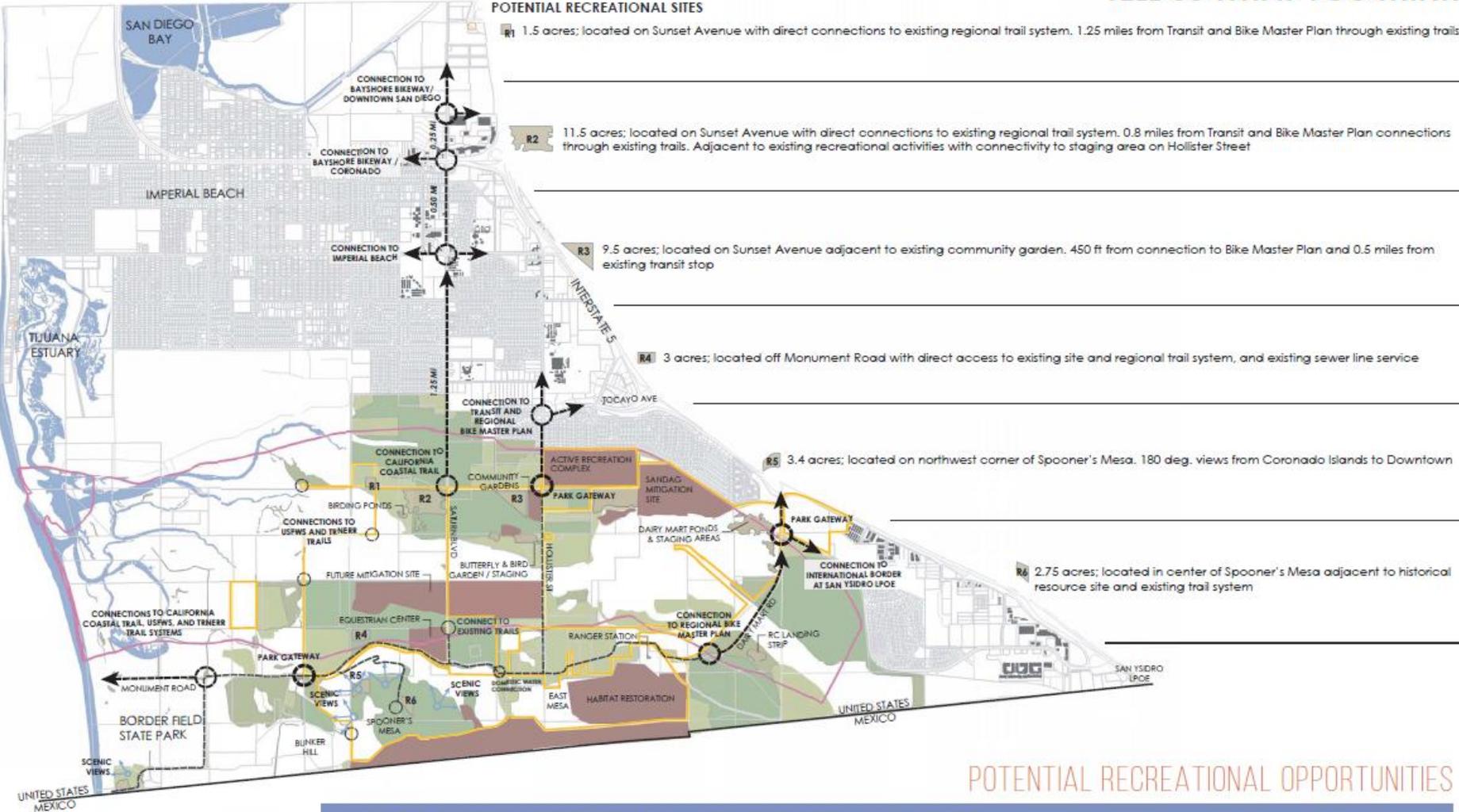
- C6** 7.12 acres; existing infrastructure including parking, roadway, and gate facilities. Direct access to regional trail system with unobstructed views along the coast. Joint development with CA State Parks and CBP would be necessary.



POTENTIAL CAMPGROUND LOCATIONS



TELL US WHAT YOU THINK



POTENTIAL RECREATIONAL OPPORTUNITIES

TIJUANA RIVER VALLEY REGIONAL PARK
PUBLIC USE FEASIBILITY STUDY



Equestrian

Equestrian staging area
Equestrian campsites

Bird Watching

Bird blind/viewing areas
Covered Observation Platform
Open-Air Amphitheater
Birding Electronic Interactive Kiosk

Community Gardens/Farming Leases

Community Garden Plots
Flexible Gathering/Vending Area
Classroom/Pavilion Space with Kitchen

Disc Golf

Disc Golf Course
Snack and beverage concessions

Flexible Event Space

Gazebo or Pavilion
Formal Garden Space

Biking

Bike Skills Park
Bike Rental

Other Activities?

POTENTIAL RECREATIONAL OPPORTUNITIES



TIJUANA RIVER VALLEY REGIONAL PARK
PUBLIC USE FEASIBILITY STUDY



Public Workshop Feedback

- Notable support for regional trail connections allowing for beach access
- Passive recreational activities preferred
- Preferred campground locations:
 - To the west of the proposed equestrian center
 - Within Border Field State Park





Campground Locations and Recreational Amenities

Campground Locations

- West of Saturn Boulevard and the proposed Equestrian Center – total of 38.75 acres
- Spooner's Mesa – total of 17.75 acres
- Border Field State Park – total of 7.12 acres

Recreational amenities

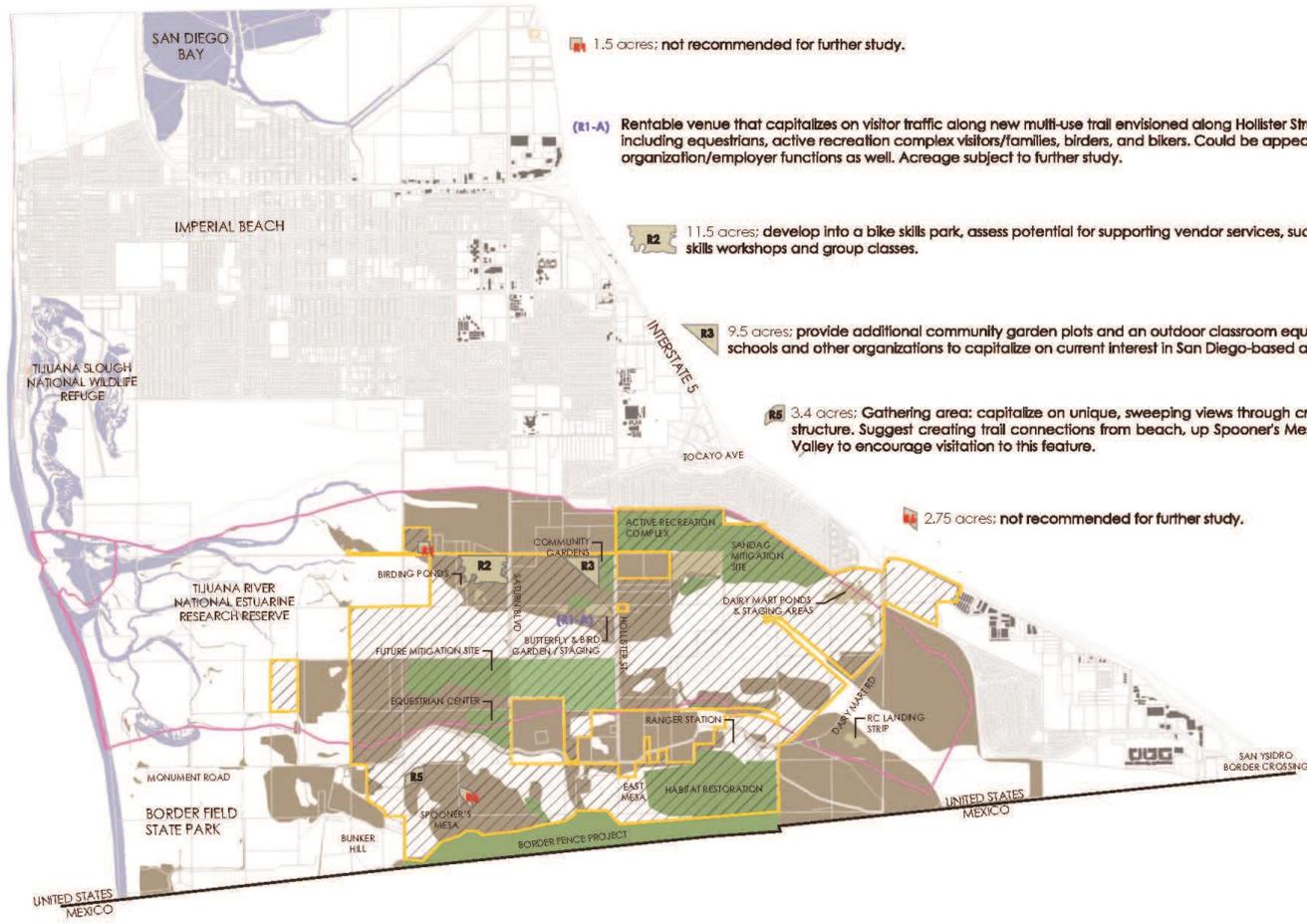
- Active Recreation Complex
- Equestrian Center
- Bike Skills Park
- Community Garden
- Gazebo/Shaded Picnic Areas/Rentable venue



Tijuana River Valley Regional Park Public Use Feasibility Study

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Potential Campground Locations



R1 1.5 acres: **not recommended for further study.**

(R1-A) Rentable venue that capitalizes on visitor traffic along new multi-use trail envisioned along Hollister Street. Could be attractive to a variety of visitors, including equestrians, active recreation complex visitors/families, birders, and bikers. Could be appealing for weddings, large family gatherings, organization/employer functions as well. Acreage subject to further study.

R2 11.5 acres: **develop into a bike skills park, assess potential for supporting vendor services, such as bike rental, gear and parts vendors, bike skills workshops and group classes.**

R3 9.5 acres: **provide additional community garden plots and an outdoor classroom equipped with basic test-kitchen space for use by schools and other organizations to capitalize on current interest in San Diego-based agriculture.**

R5 3.4 acres: **Gathering area: capitalize on unique, sweeping views through creation of picnic area with elegant shade structure. Suggest creating trail connections from beach, up Spooner's Mesa, and back down into the Tijuana River Valley to encourage visitation to this feature.**

R6 2.75 acres: **not recommended for further study.**

Legend:
 PARK BOUNDARY
 FEMA FLOODWAY



Recommended Top 5 Ranked Recreational Activities



Next Steps

- **January – May 2016**
 - Review Economic Feasibility Analysis
 - Review Conceptual Site Plans and Location Profiles for recreational amenities and campground locations
 - Review Public Use Feasibility Study Outline
- **May 2016** – Second Public Workshop
- **June 2016** – Final Public Use Feasibility Study

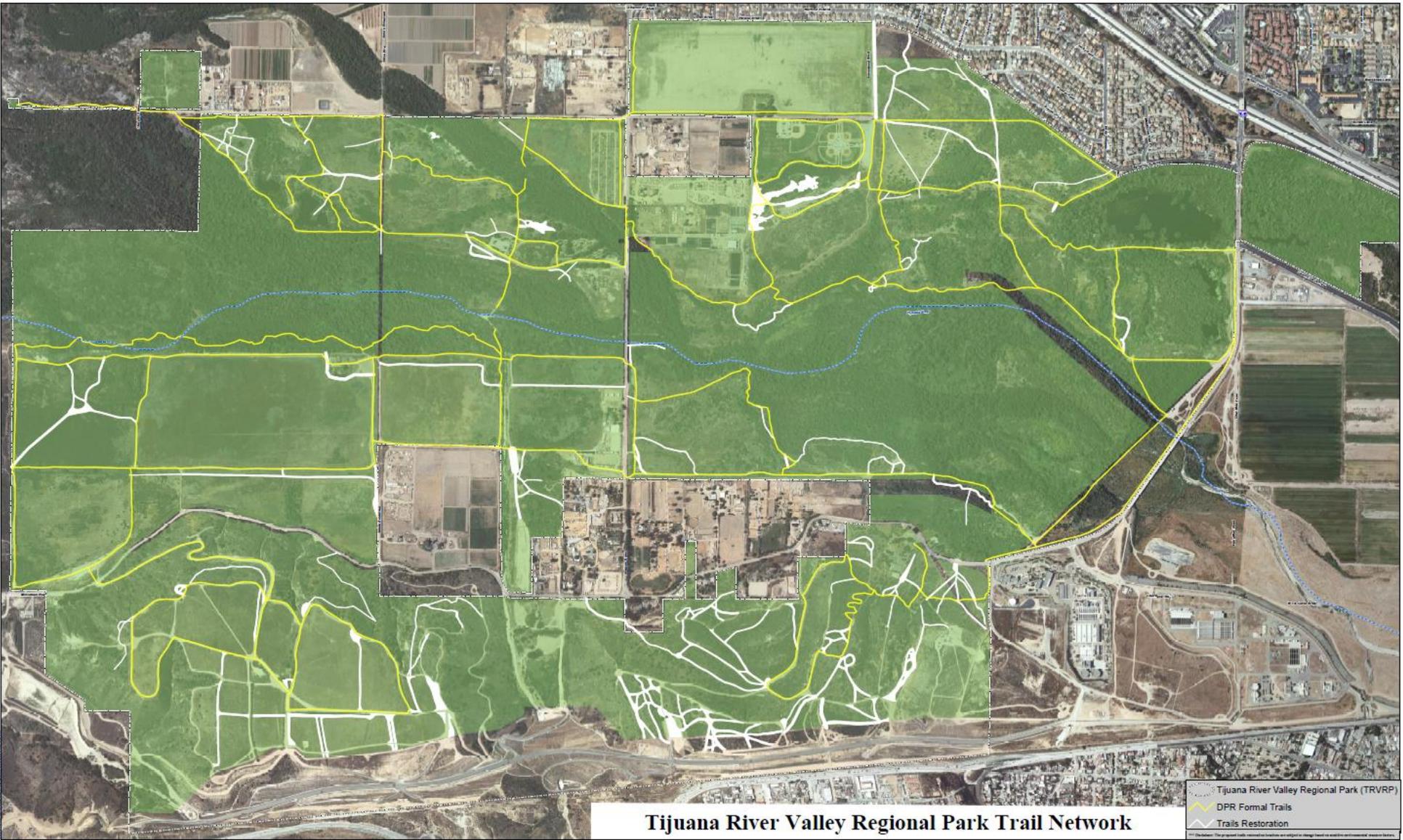


Jennifer Price

Land Use/Environmental Planner III

Jennifer.Price@sdcounty.ca.gov

(858) 966-1375



Tijuana River Valley Regional Park Trail Network

- Tijuana River Valley Regional Park (TRVRP)
- DPR Formal Trails
- Trails Restoration

TRVRP Disclaimer: The proposed trails restoration location are subject to design based on available environmental resources survey.

